

Survey about a Highland F All changes saved in Drive

SEND

QUESTIONS **RESPONSES** 54

54 responses



SUMMARY INDIVIDUAL

Not accepting responses

Message for respondents

The form "Survey about a Highland Park Architectural Conservation District - please fill out by March 25, 2016" is no longer accepting responses.

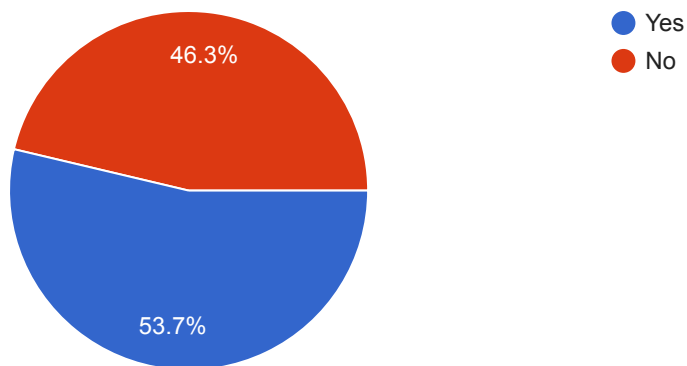
Try contacting the owner of the form if you think this is a mistake.

Are you frustrated with the lack of community control and influence that the Highland Park community has over major private development in our neighborhood?

(54 responses)

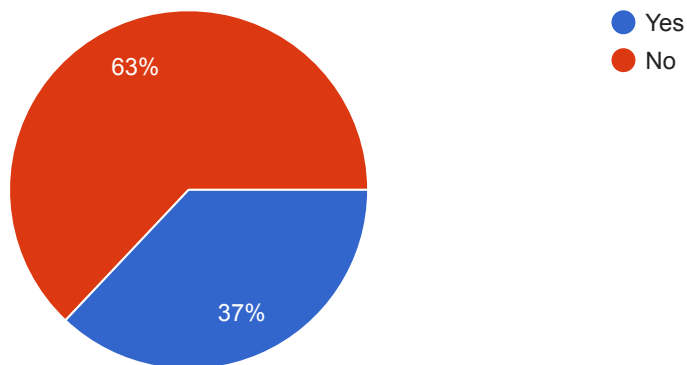
Did you know that if we formed a City designated Architectural Conservation District (ACD) that the Highland Park Neighborhood could gain real influence over the ultimate quality of proposed private developments; quality of construction, and the quality of architectural detailing?

(54 responses)



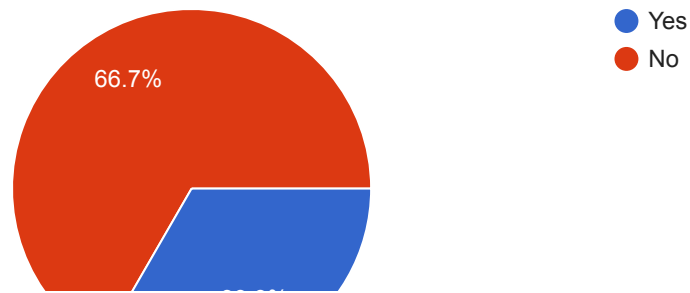
Were you aware of the difference between an ACD and a Historical Conservation District?

(54 responses)



Do you have any questions or concerns about this idea of forming a Highland Park ACD?

(54 responses)



If your answer to the above question was "yes," please add your question(s) or concern(s) in the space provided below. We will gather this information and use it to craft an agenda for future meeting on this important topic.

(13 responses)

Who leads this type of group, and how much control or influence does the City of Boston have? Would this be part of the PRC, or a separate body? If the ACD does not approve a project does it mean that the developer cannot get a permit, or is it just a recommendation to ISD or ZBA, and then they can vote as they see fit?

You need to be able to provide better info from post meetings perspective (like emailing out minutes) for those who can't make the meetings in person and figure out a way to get their input as well. 90 percent of residents who moved to Fort Hill in the past 10 years don't attend these meetings. Also you need to better screen who comes to these meetings (like people who do not live in the neighborhood). Any meeting I've been to the developers brought in people for support who do not even live in the neighborhood. Most recently Church on Millmont based in elderly people for support of CAD millmont/lambert project who did not even live in Roxbury.

People will be worried that an ACD will require more costly repairs to their homes and that this could force lower income folks out of the neighborhood, this topics will require lots of discussion.

Also folks need to understand this does not mean the neighborhood is against new contemporary architecture which can look great next to historic architecture if proper attention to context is provided in the design.

I have a 7 to 11K sq ft lot with a 19th c house on it. How does the ACD restrict my ability to provide for my family through development of that lot?

How will residents be appointed to panel and how much time will it take for things to be approved?
How will we make sure to get other voices involved who don't have Internet or don't come to community meetings?

Examples of guidelines used by existing ACDs. Revisit creating a HCD in Highland Park.

My concern is the community will use ACD designation to block development too broadly by characterizing structures that are not architecturally significant (in my view) as such and use this as a means to further their goals. I support ACD designation but let's not allow ourselves to abuse this protection.

While I understand and applaud the intent of: "The mission of an ACD is to ensure that the Community has real influence over the ultimate quality of proposed developments; quality of construction, and the quality of architectural detailing. It is not a forum to stop innovations in design and new and needed building approaches." I do not believe that its intent will actuality be achieved in practice. This should be done through an emphasis on planning procedures rather than "conservation." If we have restrictions we must be very careful that they are not based on some random historical style (even though you make this explicit in the text it still becomes the common

and banal default) and instead are based on things such as scale of the project, density, general massing, relation to the street and existing buildings, etc. We also have to very careful that this designation does not become an expediter to the already fast pace of gentrification. In the other neighborhoods mentioned and in all of the Historic Conservation Districts this has unfortunately been the intended and unintended result. That is, the restrictions while intended to focus on "outside" developers" should not become a financial burden to those who have lived in the community for many years and generations. I would rather see us discussing such topics as brining back rent control (neighborhood based), limiting condo-ization, and maybe looking at the city taxing system.

Is there a web site or literature that describes the process and differences between the two? How might this affect current homeowners who wish to amend their property? Are there any tax incentives for this? What about solar panels or rain barrels; how might a homeowner be impacted by the designation?

I'd like to learn more about the process of how an area becomes an ACD, the restrictions that are then placed on the area, and the process by which an owner or developer would make changes.

What power can be exercised by PRC? ,neighborhood council?

Affordable Housing for All People.

I am concerned that the ACD committee will turn into a group that will nit pick development projects ad nauseam for no other reason than to exert their power and control. I'm also concerned that homeowners lose control over what they can do on their property.

Would you be willing to attend a community meeting in order to discuss this topic?

(54 responses)

